

City of Corunna  
Regular Council Meeting  
Monday, February 2, 2004

Present: Johnson, Lantis, Mehigh, Runyan, Sanderson, Wagner.

Absent: Corey (excused).

Guests: Joe Sawyer, City Manager; Janet Washburn, Parks and Recreation Director; Judy Horton; Merilee Lawson, Assessor/Planner; Pat Yott; Shirley Sanderson; Bernie Yott; Mike Coffey; and other concerned citizens.

The meeting was called to order in the City Council Chambers by Mayor Pro-Tem Runyan at 7:03 p.m.

MINUTES OF THE PREVIOUS REGULAR MEETING: Johnson moved, Sanderson seconded to approve the previous regular meeting minutes dated January 20, 2004 as presented.

Roll call vote:

Yes: Wagner, Johnson, Sanderson, Runyan, Lantis, Mehigh.

No: None.

Motion CARRIED

AGENDA APPROVAL: Wagner moved, Lantis seconded to approve the agenda as presented with the addition of Item No. 5) Consider Resignation of Joe DeCaire from the Parks and Recreation Commission.

Roll call vote:

Yes: Lantis, Runyan, Mehigh, Wagner, Johnson, Sanderson.

No: None.

Motion CARRIED

APPROVAL OF VENDOR DISBURSEMENTS: Johnson moved, Wagner seconded to approve the vendor disbursements as presented.

Roll call vote:

Yes: Runyan, Wagner, Lantis, Sanderson, Mehigh, Johnson.

No: None.

Motion CARRIED

CALL TO AUDIENCE: Michael Bremmer stated he was attending the meeting for a Boy Scout project, which required him to attend a city meeting as a requirement for earning a badge.

CITY MANAGER'S REPORT: Mr. Sawyer advised the sewer videotaping is complete but he has not gotten a final report yet. He further advised Tim Crawford is taking on the responsibility of getting the sewer maps updated and will be identifying the sewer leads by property address. Mr. Sawyer also advised he would be going through the reports to categorize where the worst five or ten blocks are located in the city in order to put together a project list.

CONSIDER APPROVAL OF THE DISTRICT LIBRARY AGREEMENT: Councilperson

Mehigh asked Mr. Sawyer and Councilperson Lantis if they concurred with how the agreement was put together. Mr. Sawyer advised he did not have any objections to what he has seen. Councilperson Lantis advised she was happy with the agreement. Mr. Sawyer stated no action from council was needed tonight but the District Library would like to see the governments take action on the agreement in February. He further stated the Corunna Library Board has to approve the agreement as well but they have not had their meeting yet. Council could wait until the library board approves the agreement or council could set the pace and approve the agreement tonight. Johnson moved, Wagner seconded to approve the District Library Agreement for the Community District Library resolution as presented, and authorize the clerk and mayor pro-tem to sign the resolution. Roll call vote:

Yes: Sanderson, Mehigh, Johnson, Lantis, Wagner, Runyan.

No: None.

Motion CARRIED

CONSIDER VACATING OF THE ALLEY WAY IN BLOCK 51 OF MACARTHUR'S

ADDITION FROM LYMAN STREET NORTH: Merilee Lawson advised this item was a repeat of what council had at the last council meeting. In April of 1969, the Corunna VFW approached the council about vacating the alley, but there was talk that it would cost \$1,000 to move the underground water lines that were attached to the water tower so the VFW told the council they had to go back to their board members to determine whether the VFW could afford the \$1,000. At a council meeting later that year, the council made a resolution to vacate the alley but the VFW asked the council again to hold off due to the cost of vacating the alley. She further advised it appears that the intent of the council was to vacate the alley but nothing proceeded forward and the issue died. There is nothing in the minutes showing that the issue was ever brought back to the council for publication. She also advised the planning commission met Wednesday night and has recommended that the alley be vacated since it was the intent of the council in 1969 to vacate the alley. Ms. Lawson stated she would recommend that the city retain all rights to any utilities that might be there once the alley is vacated. Wagner moved, Johnson seconded to set a public hearing for March 15, 2004 at 7:15 p.m. to receive public comments on the proposed resolution vacating the alleyway in Block 51 of McArthur's Addition from Lyman Street north.

Roll call vote:

Yes: Mehigh, Lantis, Runyan, Johnson, Sanderson, Wagner.

No: None.

Motion CARRIED

CONSIDER APPOINTMENT OF PATRICIA YOTT TO THE CORUNNA LIBRARY BOARD

OF DIRECTORS: Mehigh moved, Johnson seconded to appoint Patricia Yott to the Corunna Library Board of Directors to serve at the pleasure of the council for a term to begin upon the taking of the oath of office and continuing until December 31, 2008 or until a successor is appointed. Councilperson Sanderson thanked Mrs. Yott for coming to the meeting because normally no one shows up during the appointments. Councilperson

Lantis stated she appreciated Mrs. Yott applying for the position because she felt Mrs. Yott is very knowledgeable and she works well with the Friends of the Library committee. Mr. Sawyer advised Mrs. Yott has made every district library planning meeting so the city will have someone on the board that has paid attention to what has been going on with the proposed district library.

Roll call vote:

Yes: Johnson, Sanderson, Wagner, Mehig, Runyan, Lantis.

No: None.

Motion CARRIED

PRESENTATION – REGIONAL INSPECTIONS LLC: Mike Coffey from Regional

Inspections LLC gave a presentation on what his company does and passed out information to the council. He advised his company is a building department management company that does building department management for communities that cannot afford to have a full-time building department. He further advised his company does all permit administration for building, mechanical, electrical and plumbing. His company also does rental inspections and code enforcement. He also advised his company is user fee supported so it makes it nice for communities who cannot afford to have a full-time building department plus ten percent of the user fees come back to the community and can be used to purchase other services such as code enforcement, which is \$55.00 per hour and usually takes one point five hours from start to finish. The City of Corunna is just down the street from his office, which is open from 8:00 a.m. to 5:00 p.m. Councilperson Mehig asked Mr. Coffey what his fees would be compared to what the city charges for building permits now. Mr. Coffey advised the fees would be similar to the county but could be adjusted according to the community. Councilperson Sanderson asked what the benefit would be to the city. Mr. Coffey advised availability because the community would be able to get a hold of someone during office hours. He asked if Rob Kehoe was the building inspector and if he held office hours once or twice a week. Mr. Sawyer advised Mr. Kehoe is currently in the office one and one-half hours five days a week. Mr. Coffey stated the city's ISO rating might go down which would help to defer some of the insurance costs plus the city would be given a monthly written and computer report. This information could be downloaded through the BS&A Software to help the assessor. He further stated his company provides a superior service and offers a 30-day and out contract so the community could give his company 30-day notice if the community was not happy with the services, but this has not happened yet. He also stated his company has added Bancroft, Gaines Township and the City of Montrose during the past year and currently has the City of Clio, City of Mt. Morris, Chesaning, Village of Vernon, Vernon Township, and is close to closing on Bennington Township. Mr. Coffey explained his company has three building inspectors, two mechanical and plumbing inspectors and two electrical inspectors. If someone calls the office before 9:00 a.m., the inspection will be done that day and anything received after 9:00 a.m. would be done the next day. Councilperson Sanderson asked if this service would be beneficial to a city this size. Mr. Coffey stated if the city does not have any building going on or if no permits are pulled, the city would pay nothing because his service is user fee supported. Councilperson Sanderson asked if the city has to pay a fee to use his service. Mr. Coffey advised no. Ms. Lawson asked Mr. Coffey who does code enforcement. Mr. Coffey

advised he does and stated he has done over 500 code enforcement cases in the past two years. He further advised code enforcement is very beneficial to a community because it affects the property values. Councilperson Sanderson asked Ms. Lawson for her opinion. Ms. Lawson stated she works with Jerry Hall in Vernon Township and the Village of Vernon so she is familiar with his work. She has a lot to say on the subject but she would rather state what she has to say in a work session. Councilperson Sanderson stated this might be something that the city council needs to think over. Mr. Coffey stated if there were any interest, he would be happy to come back and talk to the city council again. Mr. Sawyer stated the city is not administratively pushing to make any changes at this time. This is a local business that asked to come before the council to demonstrate their wares to the community. He further stated the city made a big change this last year by bringing the electrical, mechanical and plumbing permits into the city and this has worked out very well. The builders are happier with the city's fee levels and inspectors than they were with the county. He also stated he has not received any complaints from the community with the current inspections, but code enforcement is an area that could be done better in the city and he is exploring different ways of trying to get this to happen. Mayor Pro-Tem Runyan advised Mr. Coffey stated the only costs the city would incur would be the user fees. Mr. Coffey stated yes unless the city uses a service not covered by the user fees such as code enforcement, but the city would get ten percent of all permit fees and that money could be used for services that are not user fee supported. Councilperson Lantis stated the business is not only local but the Halls are also city residents. Ms. Lawson stated the property owner is supposed to generate a call for a final inspection and asked Mr. Coffey if his company automatically follows up on final inspections when there is no phone call from the property owner. Mr. Coffey advised yes, the BS&A Software he uses automatically pops something up when a final inspection is needed and a letter is sent to the property owner.

#### CONSIDER RESIGNATION OF JOE DECAIRE FROM THE PARKS AND RECREATION

COMMISSION: Lantis moved, Wagner seconded to accept the resignation of Joe DeCaire from the Parks and Recreation Commission effective January 29, 2004 with regrets.

Roll call vote:

Yes: Lantis, Runyan, Mehig, Wagner, Johnson, Sanderson.

No: None.

Motion CARRIED

CALL TO AUDIENCE: Janet Washburn stated she wanted direction from the city council and asked if the city was interested in developing an ice skating rink this year. Mr. Sawyer advised he did not think it would be practical this year. She advised the card party would start on Sunday at 2:00 p.m.

ADJOURN: Wagner moved, Johnson seconded to adjourn.

Roll call vote:

Yes: Runyan, Wagner, Lantis, Sanderson, Mehig, Johnson.

No: None.

Motion CARRIED Time was 7:50 p.m.

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LARRY RUNYAN, MAYOR PRO-TEM

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YVONNE F. LONG, CITY CLERK